

# FOR SALE/ TO LET SELF CONTAINED OFFICE BUILDING

## TELECOM HOUSE, CHURCH STREET WOLVERHAMPTON, WV2 4BA





84,876 sq. ft. (7,885 sq. m.)

**Approx. Gross Internal Area** 

- \* Suitable for potential redevelopment and a variety of uses, subject to planning
  - \* Permitted development submitted for 47 1 bedroom and 53 2 bedroom apartments
    - \* Potential conversion to student accommodation
      - \* Approximately 70 car parking spaces
  - \* Prominent position fronting (A4510) Ring Road St Johns in the heart of Wolverhampton City Centre

\* Price: Offers in the region of £2,950,000, exclusive

\* Rent: On application





#### Location:

The subject premises benefits from a prominent position fronting the (A4150) Ring Road St Johns, which is the main ring road encircling Wolverhampton City Centre.

The (A4150) Ring Road St Johns provides direct access to all main arterial routes running in and out of Wolverhampton City Centre.

Wolverhampton's retail facilities, The Wulfrun Shopping Centre and the Mander Centre are approximately ¼ mile to the North.

The University of Wolverhampton main campus is approximately ½ mile distant.

#### **Description:**

The premises comprise a six storey brick built office building arranged in two distinct wings with approximately 70 car parking spaces fronting the prominent (A4150) Ring Road St Johns.

The offices generally comprise of the following specification:

- Predominately open plan accommodation.
- Suspended ceilings
- 3 passenger lifts serving all floors
- WC Facilities on each floor.

#### **Accommodation:**

Sq.m.	Sq.ft.
1,306.2	14,060
1,308.7	14,087
1,309.3	14,093
1,308.8	14,088
1,309.2	14,092
1,343.0	14,456
7,885.2	84,876
	1,306.2 1,308.7 1,309.3 1,308.8 1,309.2 1,343.0

#### Tenure:

The property is available on a freehold basis.

#### Price:

Offers based on £2,950,000, exclusive

Alternatively a lease of the whole may be considered

#### Rent:

On application.

#### Planning:

The property could suit a variety of potential uses subject to planning. A change of use to residential would be allowed under permitted development rights.

An application has already been submitted for 47 1 bedroom and 53 2 bedroom apartments under permitted development rights.

Plans are attached of this proposed scheme at the rear of these particulars.

Interested parties should make enquiries to Wolverhampton City Council Planning Department.

#### Rates:

Rateable Value (2017): £510,000

#### **Legal Costs:**

Each party to bear their own legal costs incurred in any transaction.

#### EPC:

EPC Rating: To be confirmed.

#### VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





#### Viewing:

Strictly via sole agents:

Harris Lamb 75-76 Francis Road Edgbaston Birmingham B16 8SP

Tel: 0121 455 9455 Fax: 0121 455 6595

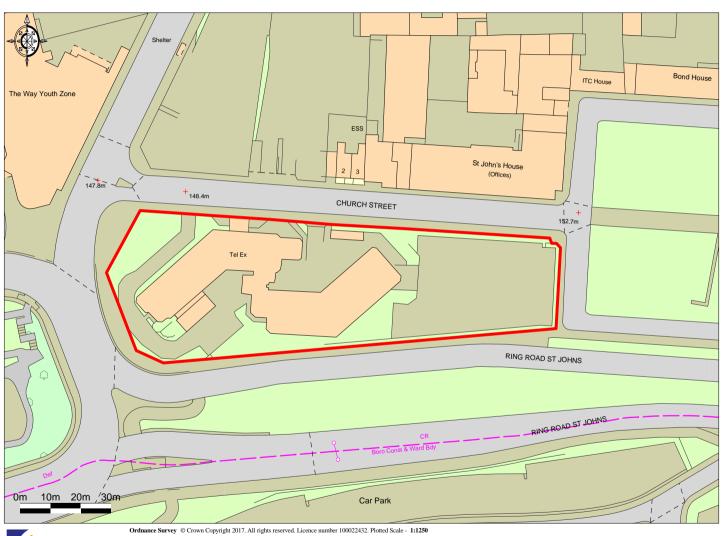
**Contact: Thomas Morley** 

Email: thomas.morley@harrislamb.com

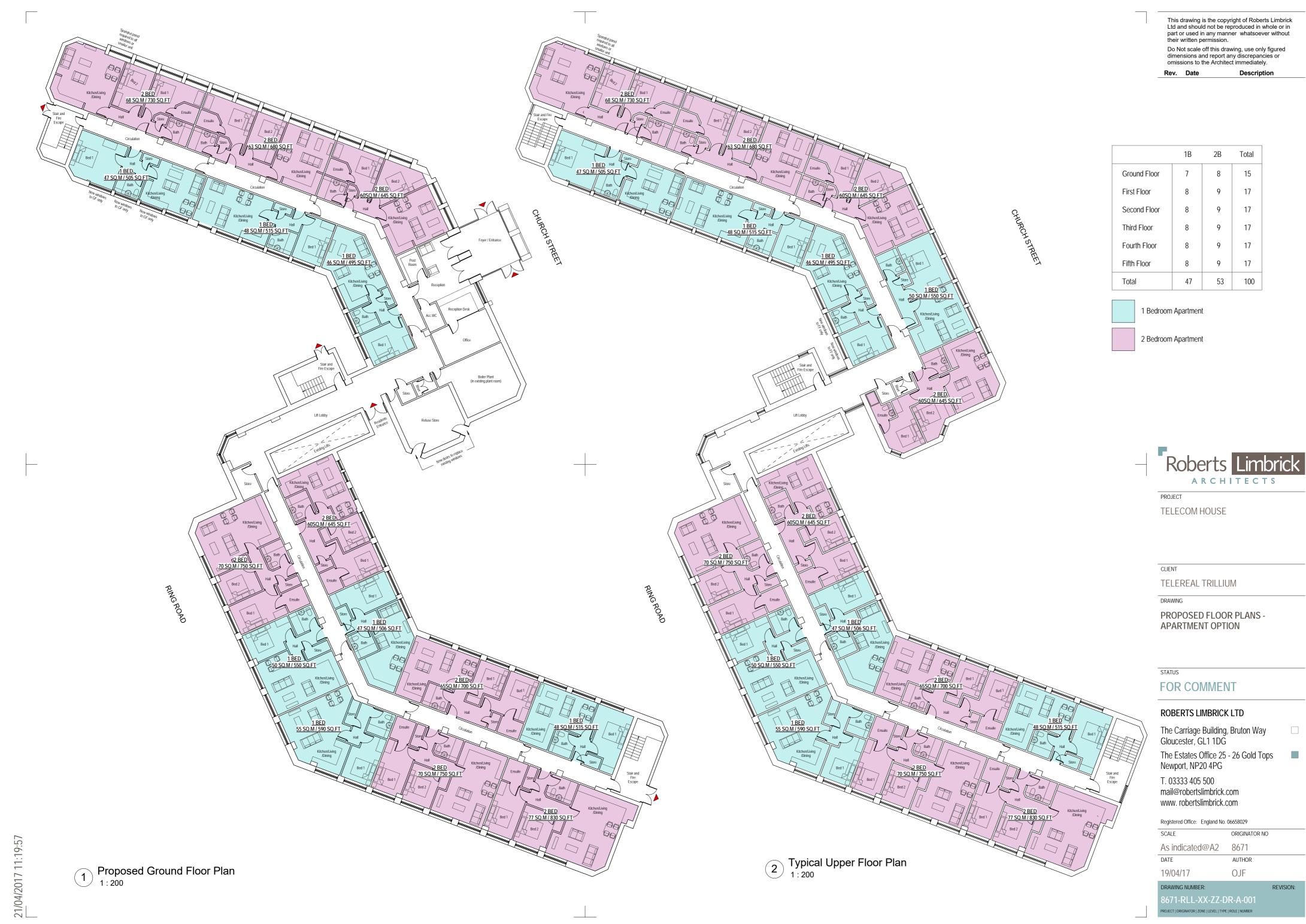
Ref: G5515 Date: May 2017

**Subject To Contract** 

#### Telecom House, Church Street, Wolverhampton, WV2 4BA







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Total

39

39

39

39

39

231

WCSh	Cpd Cpd	Store Cpd Cpd			their written permission.  Do Not scale off this drawing, use only fig dimensions and report any discrepancies omissions to the Architect immediately.  Rev. Date Description				
Stair and Fire Escape Lobby	WCSh 6 BED CLUSTER	Stair and Fire Escape Lobby	9 BED CLUSTER CCOP		5 Bed 6	Bed 7 E	ed 8 Bed ster Cluster	9 Bed Cluster	— т
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	Store	Reception Reception	Store WC/Sh Cod	Total Total	30	114 42	. 0	45	_
	Acc Room	Reception Desk	WOSh						
	Acceptance of the second of th	WCSh Supervisors Office	WCSh WCSh	Δ					
	Stair and Fire Escape	Boiler Plant (in existing plant room)	Stair and Fire Escape  Store  Acc Room						
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		Cpd Cpd Worsh Lift Lobby Access to 5 and 7 bed cluster unit	T BED Cpd Cpd Cpd Cpd Cpd Cpd Cpd	COSh Lift Lobby	New lift providing direct	T. 03333 mail@rob www. rob	405 500 ertslimbrick.co ertslimbrick.co	om om	
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7.1 C.	Proposed Ground Floor Plan	Communal Kitchen / Diring  and 7 bed (red) cluster units on the upper floors	Typical Upper Floor Plan	Communal Kitchen / Dining		DATE		AUTHOR	
7 1 0 7 /4	Proposed Ground Floor Plan 1:200		1:200			19/04/17 DRAWING NU		OJF	ſ



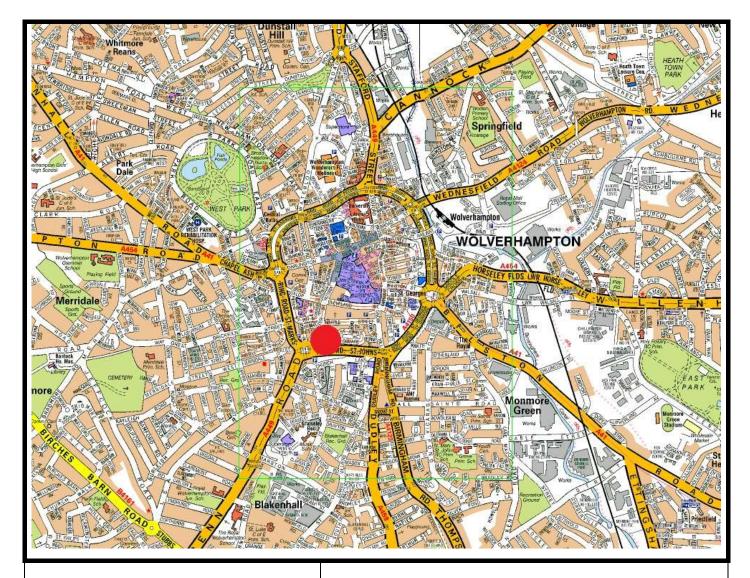
POSED FLOOR PLANS -IDENT ACCOMODATION OPTION

## R COMMENT

## BERTS LIMBRICK LTD

ORIGINATOR NO ndicated@A2 8671 AUTHOR 19/04/17 OJF

DRAWING NUMBER: REVISION: PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER



Telecom House Church Street Wolverhampton WV2 4BA



Not to Scale For identification purposes only.

